City of Newton Department of Planning and Development



Presentation before the Zoning and Planning Committee on Docket Item #237-14
October 15, 2014







The problem



- Neighborhood character is being eroded by teardowns that are replaced by large homes out of scale with the neighborhood
- Increased density





Mayor ~ Will talk about Comp Plan and HUD goals – Long-term view of sustainability and livability

Dorit ~ Will talk about people and outcomes in a holistic way

Jayne ~ Will talk about the changing demographics and considerations for seniors Identify other staff who are assisting:

Rob Muollo

Alice Walkup

James Kupfer

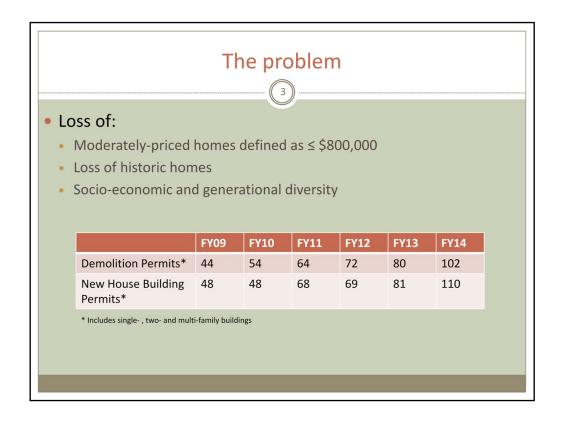
Rieko Hayashi

Meghan Kennedy

Linda Walsh

Alice Ingerson

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Proposed Solution



- One-year moratorium on residential full and partial demolitions
- Time to review:
 - Design regulations
 - × height, setbacks, size
 - ▼ two-family v. single-family attached
 - ▼ garages in front, side-facing houses
 - Policies regarding conversion from single-family to multi-family dwellings
 - Drainage issues
 - Preservation of "naturally affordable" housing stock





Existing controls

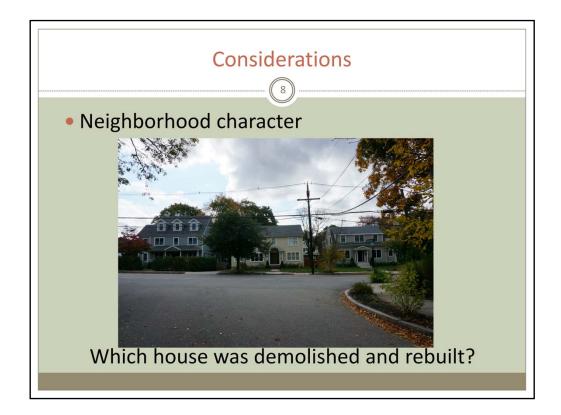
- Historic Demolition Delay
 - × FY 2014 Newton Historical Commission reviewed 254 applications
 - Found 69 structures to be "preferably preserved"
- O Small number of houses are not already protected
 - × 91.1% of single- and two-family houses are > 50 years old
 - x 32% of homes < 50 years old are also < 10 years old
 - Only <u>752</u> houses < 50 years old have > 3000 square feet of living area
- Enforcement is difficult

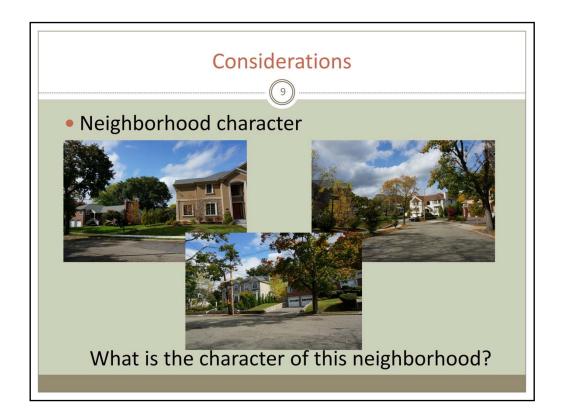


Neighborhood character



Which house was demolished and rebuilt?







Neighborhood character





Under proposed moratorium, this addition would not have been allowed despite not being seen from the street.



Moderately-priced housing

- O Median home price in Newton in 2013 was \$884,000
 - To afford this house with no "cost burden" household must earn between \$145,000 and \$244,000 annually
- Median household income for a household of four in Newton is \$104,887
 - Can afford home priced between \$382,000 and \$635,500 with no cost hurden
- Area Median Income (AMI) for household of four is \$94,400
 - Can afford home priced between \$343,650 and \$572,000 with no cost burden

Alternative Solutions



Zoning Reform, Phase 2

- O Master Planning effort for all neighborhoods and village centers
- Address the challenges of "working within existing zoning designations..." to preserve neighborhood character
- O Comprehensive approach to systemic problem rather than piecemeal
- More balanced regulation than moratorium which could hurt many more than are helped
- O Part of Zoning Reform, Phase 2

Recommended Next Steps



- Approve Zoning Reform, Phase 1
- Begin Zoning Reform, Phase 2
 - Engage community in master planning process that will reflect:
 - **▼ Local character**
 - × Community needs and expectations